



Western Courtyard, Talygarn, CF72 9WR
£275,000

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
T: 01446 771 777 E: cowbridge@brinsons.co.uk

BRINSONS & BIRT

****PRICE INCLUDES FIRST YEAR'S SERVICE CHARGE PAID BY VENDOR**** Attractive three bedroom town house situated on the much sought after Talygarn Manor & Country Park development. This superb home benefits from versatile living accommodation with two reception rooms, high quality kitchen, family bathroom and three bedrooms with the master benefitting from an en-suite. The property enjoys the full use of approximately 50 acres of communal gardens and grounds, including sunken gardens, tennis court, BBQ area, library and games room with snooker and pool tables. The property also benefits from access to a nearby lake with a dedicated walking path, the "Talygarn Trail". Viewing is highly recommended to appreciate this fantastic home.



Accommodation

Ground Floor

Entrance Hallway

The property is accessed via solid wood front door leading into hallway. Wood effect laminate flooring, coved ceiling, radiator, stairs to first floor, under stairs storage cupboard, door to cloakroom/WC and door to dining room.

WC

Ceramic tiled floor, tiled walls, coved ceiling, and suite comprising; low level WC with hidden cistern, wash hand basin with mixer tap and heated towel rail, extractor fan.

Dining Room/Living Room 10'5" x 13'0" (3.18m x 3.96m)

UPVC French doors to front aspect opening onto patio. Wood effect laminate flooring, coved ceiling, radiator, ceiling light. Power and tv point. Opening into;

Kitchen 8'11" x 13'0" (2.72m x 3.96m)

UPVC double glazed windows to rear aspect. Wood effect laminate flooring, coved ceiling and range of contemporary beech shaker style wall and floor units with worktops over. Integrated oven, dishwasher, microwave and four ring hob with stainless steel extractor hood over. Integrated fridge/freezer and washer/dryer. Inset sink with mixer tap, tiled splashbacks. Radiator, ceiling spotlights.

First Floor

Carpeted dogleg stairs from ground floor with UPVC double glazed window to rear. Radiator, coved ceiling with ceiling light. Stairs to second floor. Doors to lounge, WC and bedroom three.

Living Room 10'2" x 19'11" (3.10m x 6.07m)

Light and spacious principle reception room with UPVC double glazed windows to front aspect, wood effect laminate flooring, coved ceiling with ceiling lights, wall lights, two radiators, power & TV point.

WC

Ceramic tiled floor, tiled walls, coved ceiling with spotlights and suite comprising: low level WC with hidden cistern, wash hand basin with mixer tap, heated towel rail, extractor fan.

Bedroom Three 9'2" x 9'10" (2.79m x 3.00m)

UPVC double glazed window to rear aspect. Wood effect laminate flooring, coved ceiling with ceiling light, radiator, power point

Second Floor

Carpeted dogleg stairs from first floor. Doors to bedroom two, bathroom and master bedroom

Bedroom Two 10'65" x 8'65" (4.70m x 4.09m)

UPVC double glazed windows to front aspect, wood effect laminate flooring, coved ceiling with ceiling light, radiator, fitted wardrobes, power point.

Bathroom

Ceramic tiled floor, partially tiled walls, coved ceiling and suite comprising; low level WC with hidden cistern, wash hand basin with mixer tap, full length bath with shower over and shower screen, mirrored wall cabinet, heated towel rail, extractor fan, storage cupboard.

Master Bedroom 13'11 x 8'8" (4.24m x 2.64m)

UPVC double glazed windows to front aspect, wood effect laminate flooring, coved ceiling with ceiling light, radiator, flitted wardrobes, power & tv point.

En-suite

UPVC double glazed obscured glass window to side rear aspect. Ceramic tiled floor, partially tiled walls, coved ceiling with spotlights and suite comprising: low level WC with hidden cistern, wash hand basin with mixer tap, shower cubicle, mirrored wall cabinet, heated towel rail.

Outside

Paved patio area, pathway to front door with recessed porch and outside store housing Glow Worm combi boiler installed in 2016. The property has an allocated parking space plus ample visitor parking.

Communal Grounds

Talgarn Manor is a unique development consisting of town houses and apartments enjoying the use of fifty acres of communal grounds, tennis courts, BBQ area, sunken gardens and use of games rooms and library.

Tenure & Service

We have been informed that the property is held on a long leasehold with a 999 year lease that commenced in 2002. The property is sold with the benefit of a share in the management company. All mains services are connected to the property.

SERVICE CHARGES

There is a service charge. This service charge covers upkeep of the grounds and parklands, buildings insurance, window cleaning, CCTV plus the maintenance of communal areas that includes the roof and external walls of the property.

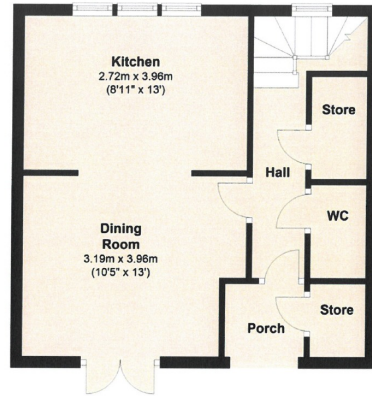
Declaration

Please take note the sale of this property is through a relative of a Brinsons & Birt employee.

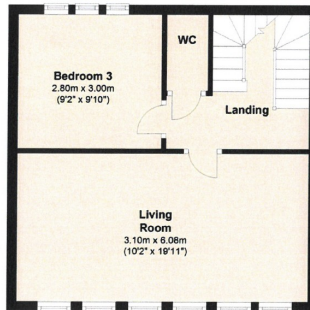




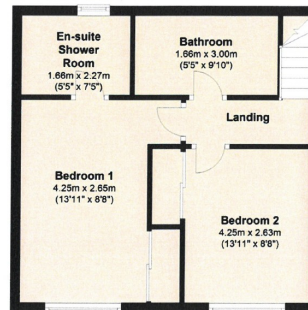
Ground Floor



First Floor



Second Floor



BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
T: 01446 771 777
E: cowbridge@brinsons.co.uk



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

